

Executive Summary

(The format for this plan is from HUD and is required to be used and can't be changed.)

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Milwaukee County is an Urban County (CDBG) jurisdiction formed by a partnership of 16 suburban municipalities and Milwaukee County. Milwaukee County Consortium (HOME) consists of Milwaukee County as an Urban County and the Cities of Wauwatosa and West Allis. The 2014-2018 Consolidated Plan is done in conjunction with the Cities of West Allis and Wauwatosa, with housing being addressed in the Milwaukee County plan.

2. Summary of the objectives and outcomes identified in the Plan

As an Urban County and Home Consortia, Milwaukee County continues work towards increasing the supply of decent affordable housing, provide services to selected low-income population, improve and develop infrastructure, develop the economy and employment, and provide strong program planning and administration.

3. Evaluation of past performance

Milwaukee County strives to have a stronger partnership with the 16 Urban County municipalities and the 2 Consortia partners. Milwaukee County will continue to provide training and assistance to the municipal partners to ensure eligible activities with the greatest local impact. New administration strives to improve upon past practice to ensure regulatory compliance.

4. Summary of citizen participation process and consultation process

Milwaukee County consulted with Community Planning & Development Advisors, LLC who assisted with citizen participation and consultation. Municipal and non-profit partners were invited to focus groups to give input. Municipal and non-profit partners were also asked to take an online survey and assisted with survey outreach. Public hearing and written comments were also sought.

5. Summary of public comments

Please see attachment for summary of comments received in focus groups and surveys.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and taken into consideration when developing the Consolidated Plan and Annual Action Plan.

7. Summary

DRAFT

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MILWAUKEE COUNTY	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Milwaukee County, Department of Health and Human Services

Housing Division

Jean Wolfgang, Housing Program Manager

2711 W. Wells Street, Room 102

414-278-4880, jean.wolfgang@milwcnty.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Milwaukee County/Urban County and Milwaukee County Consortia invited more than 120 stakeholders/practitioners to participate in focus groups to discuss strengths, weaknesses of previous Con Plan and needs and priorities for next 5 year Con Plan. A complete overview and summary analysis of the focus groups is provided in an attachment to this Plan.

On June 18, 2013 and June 27, 2013, the consultant (Community Planning and Development Advisors/CPDA) conducted three focus groups. Facilitators used a nominal group technique developed by Andre Delbecq to help each group generate a series of responses to topic questions, clarify and consolidate the ideas, and then rank them. The following questions were asked of each group: In your opinion, 1) What has Milwaukee County done well in planning and administering its CDBG and HOME programs (strengths) over the last 5 years; 2) What were the weaknesses in the County's planning and administering of the CDBG and HOME programs over the last 5 years; 3) What could they do better and what should be the focus and priorities for the next 5-Year Con Plan?

Summary of Results:

The highest rated strengths noted among the 3 focus groups for Milwaukee County were: 1) The last cycle (program year 2013) of HOME funding was a good effort to create affordable rental housing outside of the City (St. Francis, Brown Deer); 2) More focus was placed on elderly/disabled homeowners, helping to keep them in their homes; 3) Rehab is a good program, it provides a good service.

One group decided not to rank weaknesses while another decided to rank all as equally important. The one group that did rank weaknesses ranked the following as the highest: 1) the Municipal allocation process needs revision - in other words, some municipalities don't always use the money to address fair housing issues.

The highest ranked recommendations for future CDBG and HOME programs were: 1) Review/update Urban County participating municipal allocations. Make project process seamless so there's a benefit to using the allocation amounts. 2) Create a one-stop shop website.

The highest ranked CDBG and HOME program priorities for the next 5 years were: 1) Continue to improve the process for project eligibility. Follow-up with municipalities to ensure compliance, given the allocation percentages; 2) Keep elderly/disabled in homes by making modifications to existing homes.

Please see the Attachment 1 for all raw answers provided by the focus groups, as well as the ranking chart for each question.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Milwaukee County Housing Division participates in several community groups to ensure coordination. The County is active in the Continuum of Care, Commission on Supportive Housing and the Milwaukee County Mental Health Redesign Committee.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County is represented on the Executive Committee of the Continuum of Care (CoC) by the Housing Administrator as well as a member of the County Board of Supervisors. The County is funded through the CoC competition to serve homeless and chronically homeless through the Safe Haven program and permanent housing subsidies. The Housing Division also provides short term rental assistance and case management referral services for those at risk of being homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Housing Administrator is a member of the Funding Committee and the Executive Committee of the CoC. Funding recommendations and CoC policy are discussed and voted on in these two committees.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	City of Cudahy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
2	Agency/Group/Organization	City of Franklin
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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3	Agency/Group/Organization	City of Glendale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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4	Agency/Group/Organization	City of Oak Creek
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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5	Agency/Group/Organization	City of Greenfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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6	Agency/Group/Organization	City of South Milwaukee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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7	Agency/Group/Organization	City of St. Francis
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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8	Agency/Group/Organization	City of Wauwatosa
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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9	Agency/Group/Organization	City of West Allis
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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10	Agency/Group/Organization	Village of Fox Point
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	<ul style="list-style-type: none"> Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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11	Agency/Group/Organization	Village of Bayside
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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12	Agency/Group/Organization	Village of Hales Corners
	Agency/Group/Organization Type	Other government - Local
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13	Agency/Group/Organization	Village of Shorewood
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
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14	Agency/Group/Organization	Village of West Milwaukee
	Agency/Group/Organization Type	Other government - Local
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15	Agency/Group/Organization	VILLAGE OF WHITEFISH BAY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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16	Agency/Group/Organization	PNC Bank
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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17	Agency/Group/Organization	Cardinal Capital
	Agency/Group/Organization Type	Housing Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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18	Agency/Group/Organization	General Capital Group
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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19	Agency/Group/Organization	Gorman
	Agency/Group/Organization Type	Housing Business Leaders
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21	Agency/Group/Organization	Maures Development Group
	Agency/Group/Organization Type	Housing Business Leaders
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22	Agency/Group/Organization	NEW HORIZON CENTER, INC
	Agency/Group/Organization Type	Housing Business Leaders
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23	Agency/Group/Organization	MSP Housing
	Agency/Group/Organization Type	Housing
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24	Agency/Group/Organization	Independence First
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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25	Agency/Group/Organization	Pan-African Com Assn
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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26	Agency/Group/Organization	Legal Aid Society of Milwaukee, Inc
	Agency/Group/Organization Type	Legal Aid
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

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27	Agency/Group/Organization	Associated Bankcorp
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
28	Agency/Group/Organization	MILWAUKEE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
29	Agency/Group/Organization	THE GRAND AVENUE CLUB
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
30	Agency/Group/Organization	US Bank
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
31	Agency/Group/Organization	SEWRPC
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
32	Agency/Group/Organization	Milwaukee County Board of Supervisors
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
33	Agency/Group/Organization	WWBIC
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
34	Agency/Group/Organization	Jewish Family Services, Inc
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.
35	Agency/Group/Organization	HUNGER TASK FORCE, INC.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Milwaukee County invited more than 120 stakeholders and practitioners to participate in the consultation process for the 2014-2018 Consolidated Plan. On June 18, 2013 and June 27, 2013, CPDA conducted three focus groups for stakeholders and practitioners in Milwaukee County to provide an opportunity for advice and input to the County for the development of the 2014-2018 Consolidated Plan. The Milwaukee County focus groups were held in three different locations within the Urban County jurisdiction. In addition, 2 additional focus groups were held for the members of the HOME Consortium, with one focus group being held for Wauwatosa stakeholders and one was held for West Allis stakeholders.</p>
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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant Agency types were consulted in the development of this Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The Milwaukee County Housing Division participates in several community groups to ensure coordination. The County is active in the Continuum of Care, Commission on Supportive Housing and the Milwaukee County Mental Health Redesign Committee. The Housing Administrator is a member of the Funding Committee and the Executive Committee of the CoC. Funding recommendations and CoC policy are discussed and voted on in these two committees.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Milwaukee County works with 16 municipalities under a governmental cooperation agreement forming the Urban County and work with 2 additional municipalities to form the HOME Consortium. All units of

local government were consulted in the creation of the plan and most of the municipalities will work directly on the goals of plan as sub-recipients of the funds. In 2015 a new cooperation agreement will be negotiated to continue the Urban County and the Consortium Agreement will be renewed. Additionally the Milwaukee County Housing Administrator participates in the Continuum of Care.

Narrative

DRAFT

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A Milwaukee County Consolidated Plan Needs survey was conducted online and through email distribution for 4 weeks during the months of July and August, 2013. The survey was accessible to the residents of the City of Wauwatosa, City of West Allis, and Milwaukee County through City and County websites. In addition, the survey was available in hardcopy from City and County Offices and it was distributed to community-based organizations and social service agencies upon request. A press release was provided to the Milwaukee Journal describing the survey and encouraging Milwaukee County residents to participate in the process by accessing and completing the survey. The survey consisted of 17 questions broken into the following categories: Demographic information; Community Needs Assessment; Public Spending Importance Assessment; Feedback regarding municipal changes, communication from City or County officials regarding CDBG and HOME programs, and recommendations for the use of public funds in Milwaukee County, Wauwatosa, and West Allis.

Public Notices soliciting public input were placed on the County's website, distributed to libraries within jurisdictions, mailed to consortium municipalities, and distributed to community-based organizations. Public Notices for the Public Hearings were published in the Milwaukee Journal, Spanish Times, Milwaukee Courier and to all libraries located within the jurisdiction. In addition, to expand to African Americans, Hispanics, Caucasians, Native Americans, Asians, the elderly, people with disabilities and low income persons and families, the following actions were implemented:

- All applicants who have been approved or non-approved from prior years received a letter with instructions on how to obtain an application via the Internet or by contacting the Housing Division.
- Mailed information on the CDBG process and the availability of funds to the Milwaukee Indian Manpower Council, Oneida Social Services of SE Wisconsin, Milwaukee LGBT Community Center, Office of Persons with Disability, Independence First, Hmong American Friendship Center.
- All applicants were given 30 days to complete the application.
- An Interpreter is available for the hearing impaired individuals. Notice of the availability of an interpreter is included in the notice.
- All CDBG and HOME Public Hearings are held in buildings which are handicap accessible to allow for access to elderly persons and persons with disabilities.

The first Public Hearing was held on June 10, 2013 during a regularly scheduled meeting with the Community and Economic Development Committee of the Board of Directors. The second Public Hearing was held on September 16, 2013 during a regularly scheduled Community and Economic Development Committee of the Board of Directors meeting to present the recommended community development activities to the general public and to request from Milwaukee County Community and Economic Development Committee to submit the activities to the Milwaukee County Board for approval. In addition, each municipality in the HOME consortium that receives federal funding through Milwaukee County held public hearing on (insert Wauwatosa and West Allis info) to obtain citizen's views, concerns and community needs.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>There were three hundred and fifty-five (355) responses to the survey. Fifty-five (21%) of the respondents who lived in the City of Milwaukee or outside of Milwaukee County were filtered out of the analysis as the City of Milwaukee and surrounding counties are not included in the Milwaukee County Consolidated Plan. A total of 230 persons who live in Milwaukee County completed the survey.</p>	<p>Demographics of survey responders: 1) represented 18 localities 2) majority from City of West Allis (43%), City of Wauwatosa (40%) 3) majority were homeowners (86.6%), resided in County more than 20 years (67.5%), household incomes between \$50,000 - \$100,000 (44.9%), one or more persons in households currently employed (84.3%), no children under the age of 18 in the household (62%). The second section of survey had 2 questions on Needs Assessment of neighborhood</p>	<p>All comments were accepted and noted in the preparation of the Consolidated and Annual Plan. Please see Attachment 2 for a listing of all comments received.</p>	
Consolidated Plan		MILWAUKEE COUNTY		43		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As infrastructure, housing, and the population of the Milwaukee Urban County jurisdiction age, there is a greater need to invest in housing, infrastructure, and services.

DRAFT

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Milwaukee County contains a wide-variety of housing that is aging along with the population. There continues to be a need for improving existing housing, making existing housing accessible, and constructing new housing units for low-income households.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	343,293	347,976	1%
Households	145,713	149,202	2%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	13,740	14,820	25,240	15,335	80,065
Small Family Households *	2,844	3,140	6,909	5,390	43,525
Large Family Households *	272	527	1,044	983	5,670
Household contains at least one person 62-74 years of age	2,063	2,722	4,619	2,674	11,490
Household contains at least one person age 75 or older	4,065	5,170	5,278	1,844	5,829
Households with one or more children 6 years old or younger *	1,441	1,611	3,138	2,457	6,585

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	205	269	230	90	794	0	45	40	15	100
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	135	50	10	235	0	30	0	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	109	203	55	537	0	69	160	100	329
Housing cost burden greater than 50% of income (and none of the above problems)	6,720	2,739	799	50	10,308	2,609	2,040	2,210	810	7,669
Housing cost burden greater than 30% of income (and none of the above problems)	1,160	4,180	4,375	440	10,155	430	2,400	3,719	3,005	9,554

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	550	0	0	0	550	279	0	0	0	279

Table 7 – Housing Problems Table

Data 2006-2010 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,130	3,249	1,284	200	11,863	2,609	2,175	2,400	925	8,109
Having none of four housing problems	2,630	5,530	11,884	5,800	25,844	540	3,875	9,674	8,415	22,504
Household has negative income, but none of the other housing problems	550	0	0	0	550	279	0	0	0	279

Table 8 – Housing Problems 2

Data 2006-2010 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,040	1,954	1,239	5,233	470	860	2,278	3,608

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	205	174	115	494	68	242	549	859
Elderly	2,835	2,724	2,185	7,744	1,878	2,957	1,957	6,792
Other	3,185	2,430	1,819	7,434	605	459	1,260	2,324
Total need by income	8,265	7,282	5,358	20,905	3,021	4,518	6,044	13,583

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,785	659	54	2,498	470	665	834	1,969
Large Related	195	35	15	245	68	197	165	430
Elderly	2,290	1,434	630	4,354	1,508	892	657	3,057
Other	2,780	780	134	3,694	550	319	615	1,484
Total need by income	7,050	2,908	833	10,791	2,596	2,073	2,271	6,940

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	185	164	223	95	667	0	79	125	70	274
Multiple, unrelated family households	10	30	30	0	70	0	20	0	35	55
Other, non-family households	15	60	0	0	75	0	0	35	0	35
Total need by income	210	254	253	95	812	0	99	160	105	364

Table 11 – Crowding Information - 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

Both renters and owners are struggling with a housing cost burden. Households are dealing with unemployment and stagnant wages while housing and utility costs are increasing. In addition to housing cost burden, owners have less access to credit to make major routine repairs such as roof replacement and furnace replacement. Many owners find themselves with no equity to even support a loan for major repairs due to falling home values.

Are any populations/household types more affected than others by these problems?

As the population of Milwaukee County ages and the number of children and adults with a disability increases there is a need for accessible housing. Modifying existing homes to make them accessible can be costly and add to the housing cost burden. Accessible rental units lease up quickly and can be difficult to find. Support services are also often needed for this population.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The largest need for those who are at risk of homelessness in Milwaukee County are permanent housing subsidies, employment, and the lack of long term case management services. The County has Prevention and Rapid Rehousing funds, the County recognized that the lack of employment options for individuals was the largest barrier in finding permanent housing. If a household member had a disability, it was challenging to find those members supportive services in the community as quickly as they were needed.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

With the exception of extremely low-income Pacific Islanders no racial and ethnic groups have disproportionate housing problems. The greatest spread between the overall population and the sub-population is 8 percentage points in any of the income categories. The Pacific Islander population is too small to draw any conclusions from the data. Overall, the number of households in Milwaukee County that experience one of the four housing problems is low. American Indian, Alaska Native (27%), Black/African American (26%), and Asian (25%) households with 0-30% AMI are more likely to experience one or more of the four housing problems. Additionally, households of all races within the income groups 0-30% AMI (17%) and 30-50% AMI (16%), and 50-80% AMI (16%) are more likely to experience at least one or more housing problem.

West Allis:

West Allis has an older housing stock and is landlocked. Commonly the older housing stock provides rents that are affordable, but often need investment to improve the quality of the unit. There are major concerns in the quality of rental housing for low-moderate income families. Four key issues are affordability, availability (of decent housing), quality and appropriate size, which is reiterated in the charts below. The City fully utilizes its Section 8 Housing Choice Voucher program to assist families with the 30% cost burden mentioned below in the chart.

According to West Allis's charts, in the 0-30% area median income category, Asians and American Indian/Alaska Natives have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 30-50% area median income category, American Indian/Alaska Natives have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 50-80% area median income category, Black/African Americans and Hispanics have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 80-100% area median income category, Asians and Hispanics have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole.

Based off of the provided CPD Maps, the most common of the "four housing problems" that exist in West Allis is Cost Burden. There are very few substandard housing and crowding problems. In addition, the CPD Maps report shows that the listed "housing problems" are more prominent for renters than owners.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,395	1,795	593
White	10,455	1,520	523
Black / African American	774	180	30
Asian	314	0	20
American Indian, Alaska Native	89	4	0
Pacific Islander	0	0	0
Hispanic	650	65	14

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,445	3,310	0
White	10,130	3,080	0
Black / African American	499	50	0
Asian	159	14	0
American Indian, Alaska Native	55	4	0
Pacific Islander	0	10	0
Hispanic	519	150	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,315	14,808	0
White	9,970	13,613	0
Black / African American	574	354	0
Asian	249	190	0
American Indian, Alaska Native	4	60	0
Pacific Islander	0	0	0
Hispanic	469	525	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,110	12,049	0
White	3,660	10,739	0
Black / African American	50	458	0
Asian	145	170	0
American Indian, Alaska Native	25	90	0
Pacific Islander	0	0	0
Hispanic	200	528	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The data indicates that the lower-income households have more housing problems with 84% of households between 0% and 30% having housing problems. As income rises, the problems reduce. Assumption: disproportionate if range of percentages is 9. Disproportionately, American Indian, Alaska Natives (27%), Black/African American (26%), and Asian (25%), with 0-30% AMI are more likely to experience one or more of four housing problems. Additionally, Asian (11%) households with 80-100% AMI are more likely to experience one or more of four housing problems than any other racial or ethnic group within that income group. Households of all races within the income groups 0-30% AMI (17%) and 30-50% AMI (16%), and 50-80% AMI (16%) are more likely to experience at least one or more housing problem.

West Allis:

Over the next five (5) years, West Allis will continue to invest CDBG funds in housing rehab projects for home owners and rental properties. The rehab loans offer deferred payment terms and below market interest rates. As indicated in the City's goals and objectives, the 5-year goal is to rehab 35 units. The City will also explore alternative financing for new housing projects to provide decent and affordable housing opportunities to the City's low-moderate income families. The City will also look into leveraging private/public dollars to improve the quality of housing.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In the analysis of severe housing need there are a few racial or ethnic groups with disproportionate housing problems including extremely low-income Pacific Islanders, low- and moderate-income Asians, as well as moderate-income Native Americans.

West Allis:

West Allis has an older housing stock and is landlocked. Commonly the older housing stock provides rents that are affordable, but often need investment to improve the quality of the unit. There are major concerns in the quality of rental housing for low-moderate income families. Four key issues are affordability, availability (of decent housing), quality and appropriate size, which is reiterated in the charts below. The City fully utilizes its Section 8 Housing Choice Voucher program to assist families with the 50% cost burden mentioned below in the chart.

According to West Allis's charts, in the 0-30% area median income category, all minority groups (Black/African Americans, Asians, American Indian/Alaska Natives, and Hispanics) have one or more of the four identified severe housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole, and higher than the White population. In the 30-50% area median income category, Black/African Americans and American Indian/Alaska Natives have one or more of the four identified severe housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 50-80% area median income category, no ethnic/racial groups have one or more of the four identified severe housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 80-100% area median income category, Black/African Americans and Asians have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the other ethnic or racial groups.

Based off of the provided CPD Maps, the most common of the "four severe housing problems" that exist in West Allis is Cost Burden. There are very few substandard housing and crowding problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,440	3,750	593

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	8,770	3,185	523
Black / African American	609	355	30
Asian	299	20	20
American Indian, Alaska Native	84	14	0
Pacific Islander	0	0	0
Hispanic	565	155	14

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,730	10,020	0
White	4,075	9,135	0
Black / African American	244	300	0
Asian	98	74	0
American Indian, Alaska Native	25	34	0
Pacific Islander	0	10	0
Hispanic	258	395	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,584	22,539	0
White	3,134	20,443	0
Black / African American	195	733	0
Asian	104	329	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	140	859	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	790	15,384	0
White	690	13,714	0
Black / African American	15	493	0
Asian	60	250	0
American Indian, Alaska Native	10	105	0
Pacific Islander	0	0	0
Hispanic	10	704	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Though extremely low-income Pacific Islanders, low- and moderate-income Asians, as well as moderate-income Native Americans have housing problems with a greater than 10 percentage point spread over the jurisdiction as whole, in raw number 695 households are impacted. Greater outreach efforts by housing programs need to occur with these populations.

West Allis:

Over the next five (5) years, West Allis will continue to invest CDBG funds in housing rehab projects for home owners and rental properties. The rehab loans offer deferred payment terms and below market interest rates. As indicated in the City's goals and objectives, the 5-year goal is to rehab 35 units. The City will also explore alternative financing for new housing projects to provide decent and affordable housing opportunities to the City's low-moderate income families. The City will also look into leveraging private/public dollars to improve the quality of housing.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the jurisdiction as a whole 38% of households have a housing cost burden. African Americans and Pacific Islanders have a disproportionate housing cost burden and are more likely to pay more than 50% of their income towards housing expenses.

West Allis:

According to West Allis's charts, the only disproportionately greater need in West Allis exists for Black/African American households whose housing cost burden exceeds 50%. All other members of particular racial or ethnic groups in all other housing cost burden categories, are less than 10 percentage points higher than the percentage of persons in the categories as a whole.

Wauwatosa:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	100,311	25,923	18,454	603
White	91,929	23,105	15,915	533
Black / African American	2,565	963	992	30
Asian	1,975	533	449	20
American Indian, Alaska Native	325	84	84	0
Pacific Islander	10	0	0	0
Hispanic	2,890	1,090	875	14

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion

Suburban housing tends to be more expensive and it is not surprising that 38% of households have a housing cost burden. There continues to be a need to provide rental assistance, affordable rental units, homeowner assistance, housing counseling, foreclosure mediation, and home repair assistance to support these households.

West Allis:

In review of this statistic, there are two (2) factors contributing to the disproportionality: the overall rental cost of the unit, and income generated for this particular racial group. Three possible solutions to overcome this barrier include:

1. Job training to increase skill sets, which lead to higher-paid jobs and increased income;
2. Increase the number of Section 8 vouchers, subsidizing the rent burden, however this is not under the City's control, as HUD distributed Section 8 funds; or,
3. Provide more affordable housing in the City.

The first option does not guarantee an effect on the target Black/African-American population that is subject to the disproportionality and would take many years to make an impact on that particular population, if at all possible. However, West Allis has and continues to make efforts to create employment opportunities where hiring programs encourage the hiring of low-moderate income people. West Allis is not able to control the second option of distributing more Section 8 vouchers throughout residents of the City. The third option does not bring a higher tax base to the City, as subsidized housing generates lower tax revenue than market rate housing, which doesn't incentivize the City to build affordable housing. West Allis is a landlocked community and the only option to grow is to redevelop high-valued projects. Increasing the City's tax base with higher value redevelopment, reduces (or maintains) the tax burden on property owners (i.e. landlords), allowing landlords the ability to reduce or maintain rent, rather than increase it.

Wauwatosa:

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Though small in population, Pacific Islanders have a high rate of housing cost burden and housing problems. African Americans residing in the suburbs are more likely have a housing cost burden and pay more than 30% of their income for housing expenses.

West Allis:

Asian and American Indian/Alaska Native racial/ethnic groups in the 0-30% area median income category have disproportionately greater housing problem needs than the jurisdiction as a whole (both by 17 percentage points). This statistic is taken from the NA-15 section.

The American Indian/Alaska Native racial/ethnic group in the 30-50% area median income category has disproportionately greater housing problem needs than the jurisdiction as a whole (by 27 percentage points). This statistic is taken from the NA-15 section.

Black/African American and Hispanic racial/ethnic groups in the 50-80% area median income category have disproportionately greater housing problem needs than the jurisdiction as a whole (Black/African American by 21 percentage points and Hispanic by 11 percentage points). This statistic is taken from the NA-15 section.

Asians and Hispanic racial/ethnic groups in the 80-100% area median income category have disproportionately greater housing problem needs than the jurisdiction as a whole (Black/African American by 74 percentage points and Hispanic by 13 percentage points). This statistic is taken from the NA-15 section.

Black/African American, Asian, American Indian/Alaska Native, and Hispanic racial/ethnic groups in the 0-30% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole (Black/African Americans by 11 percentage points, Asians by 32 percentage points, American Indian/Alaska Natives by 32 percentage points, and Hispanics by 17 percentage points). This statistic is taken from the NA-20 section.

The Black/African American and the American Indian/Alaska Native racial/ethnic groups in the 30-50% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole (Black/African Americans by 48 percentage points and American Indian/Alaska Natives by 18 percentage points). This statistic is taken from the NA-20 section.

No racial/ethnic groups in the 50-80% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole. This statistic is taken from the NA-20 section.

Black/African American and Asian racial/ethnic groups in the 80-100% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole (Black/African American by 10 percentage points and Asians by 46 percentage points). This statistic is taken from the NA-20 section.

If they have needs not identified above, what are those needs?

Overall there is a need for affordable decent, safe, and sanitary housing.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Milwaukee County suburbs do not have any recognized racial or ethnic enclaves.

West Allis:

Minority groups, in general, have higher population concentrations on the City's east end, east of S. 84 St. The minority groups also tend to have lower incomes, and the City's housing stock is older and more affordable on the City's east end, which results in the minority east-side concentrations. However, the City of West Allis administers the Section 8 Voucher program, which includes 557 vouchers, of which 100 are VASH vouchers for veterans, 100 are Project Based Vouchers for the Beloit Road Senior Apartments located on S. 72 St. and W. Beloit Rd., and 357 are Housing Choice Vouchers. The 100 VASH vouchers and the 357 Housing Choice Vouchers allow for the participants to take their voucher and choose any location to live in the City that meets the rent burden test as restricted by HUD. The City's Section 8 vouchers are a great method to distribute affordable housing throughout the City, avoiding low-income families being concentrated in certain sections of the City.

Wauwatosa:

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Milwaukee County HOME Consortium has three public housing agencies, Milwaukee County, West Allis, and South Milwaukee. Milwaukee County has the majority of the housing choice vouchers. West Allis has housing choice vouchers and the only supply of Veterans Affairs Supportive Housing vouchers. South Milwaukee has 60 units of public housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	57	2,156	4	2,144	8	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

NA-35 Public Housing – 91.205(b)

West Allis Housing Choice Voucher (HCV) and Project Based Voucher (PBV) Statistics

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	504	102	328	74	0	0

Table 1 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	13936	13998	13954	13857		0
Average length of stay	0	0	0	6	0	6	1		0
Average Household size	0	0	0	2	0	2	1		0
# Homeless at admission	0	0	0	0	0	0	0		0
# of Elderly Program Participants (>62)	0	0	0	184	104	75	5		0

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	0	228	17	195	16	0
# of Families requesting accessibility features	0	0	0	2176	200	1976	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 2 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents (all household members)

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	467	105	326	36	0	0
Black/African American	0	0	0	381	2	339	40	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	11	1	10	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 3 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Race of Residents (head of household only)

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0		97	198	36	0	0
Black/African American	0	0	0		2	123	40	0	0
Asian	0	0	0		0	1	0	0	0
American Indian/Alaska Native	0	0	0		1	7	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 4 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents (all household members)

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	87	5	80	2	0	0
Not Hispanic	0	0	0	773	103	596	72	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 5 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents (head of household only)

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	87	5	80	2	0	0
Not Hispanic	0	0	0	773	103	596	72	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 6 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

West Allis HCV & PBV numbers (page 4)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers	Project - based	Tenant - based	Special Purpose Voucher	
				Total			Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	3	0	3	0	0
# of Elderly Program Participants (>62)	0	0	6	333	0	333	0	0
# of Disabled Families	0	0	6	600	1	592	7	0
# of Families requesting accessibility features	0	0	57	2,156	4	2,144	8	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	44	659	0	651	8	0	0
Black/African American	0	0	9	1,463	4	1,459	0	0	0
Asian	0	0	2	10	0	10	0	0	0
American Indian/Alaska Native	0	0	2	23	0	23	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	9	148	0	147	1	0	0
Not Hispanic	0	0	48	2,008	4	1,997	7	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Milwaukee County does not currently have an inventory of public housing. South Milwaukee has 60 units of Public Housing with 3 accessible units. Current wait list has two households seeking accessible units.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Section 8 waiting list is over 10-years old and does not include demographic information. It is anticipated that the clients will be pulled from the waiting list for the first time in over a decade in 2014. Demographic information will be collected for future waiting lists. Current voucher holders are concentrated (80%) in the City of Milwaukee. A common complaint of voucher holders is that they can't afford to move, security deposit being the largest moving expense.

West Allis:

Housing Choice Voucher Waiting List: 500

40% of applicants are families with children

32% of applicants are elderly families

41% of applicants are families with disabilities

Income:

78% of applicants are extremely low income

18% of applicants are very low income

Ethnicity:

8% of applicants answered that they are Hispanic

69% of applicants answered that they are non-Hispanic

Racial Group:

70% of applicants answered that they are Black/African American

17% of applicants answered that they are White

Project Based Voucher Waiting List: 65 (seniors 62+ years old)

36% of applicants have disabilities

Income:

72% of applicants are extremely low income

18% of applicants are very low income

Ethnicity:

7% of applicants answered that they are Hispanic

73% of applicants answered that they are non-Hispanic

Racial Group:

67% of applicants answered that they are Black/African American

29% of applicants answered that they are White

The most immediate need for both of these populations is access to safe, decent and affordable housing within the jurisdiction with the assistance of Housing Choice Voucher monies. The most common complaint among West Allis voucher holders is the ability to find a landlord who is willing to rent to them. A second common need/obstacle of West Allis voucher holders is the ability to produce a security deposit for their potential rental home.

How do these needs compare to the housing needs of the population at large

In Milwaukee County there is a concentration of low-income households in the City of Milwaukee, which correlates to the high percentage of voucher holders in the City.

West Allis:

The West Allis voucher wait list is heavily comprised of minority racial groups (70% Black/African American), which is not reflective of the City's population at large (3.5% Black/African American). This leads West Allis to conclude that the majority of recent Section 8 HCV applicants (open enrollment accepting the 500 applications took place in August 2013), came from outside the City of West Allis.

The population at large according to the CPD Maps data, have some renters and owners lacking complete plumbing or kitchen facilities and some households with severe overcrowding. All properties under contract under the Section 8 program are required to pass HQS standards, which would not allow for incomplete plumbing or kitchen facilities, nor severe overcrowding.

Discussion

The County will continue to offer assistance to give Housing Choice Voucher tenants the opportunity to move to the suburbs through HOME TBRA security deposit assistance.

DRAFT

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Milwaukee County, City of West Allis, and the City of Wauwatosa participate in the CoC, with the City of Milwaukee being the lead agency. The majority of programs, services, and shelters exist in the City of Milwaukee, not in the Urban County or Home Consortium jurisdiction. A much greater effort is being made to collect data and count the homeless population living in the jurisdiction.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	5	570	1,745	1,170	0	0
Persons in Households with Only Children	0	9	137	96	0	0
Persons in Households with Only Adults	82	744	2,628	1,878	0	0
Chronically Homeless Individuals	30	65	0	0	0	0
Chronically Homeless Families	4	0	0	0	0	0
Veterans	11	198	0	0	0	0
Unaccompanied Child	11	76	0	0	0	0
Persons with HIV	0	6	0	0	0	0

Table 26 - Homeless Needs Assessment

* Estimated # experiencing homelessness each year is included in Persons in households with adults only. Source: Milwaukee COC January 2013 Point in Time survey results, page 32) This survey found 1,353 sheltered and 89 unsheltered individuals.

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The PIT survey shows that there are 172 households in need of permanent housing assistance and 216 veteran households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The December 2011 Continuum of Care Summary reported that about 63% of the homeless in Milwaukee County (including the City of Milwaukee) were African-American, 25% were white/Caucasian, and 5% were mixed/other. 4% were Hispanic/Latino. African-American homeless were overrepresented in the homeless population compared to either their percentage of the general population in the country as a whole (25%) or within the City (38%). We found no data to suggest that the general current racial and ethnic profile had changed significantly.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The PIT count summary for January 30, 2013 indicated that 89 persons of the 1,442 persons surveyed were unsheltered or about 6%. Of those sheltered, 651 were located in emergency shelter, 661 were in transitional housing, and 41 were in Safe Haven. 387 of the total sheltered and unsheltered were children under the age of 18.

Discussion:

Moving forward there will be a greater effort made to have suburban jurisdictions participates in the Point in Time count.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Milwaukee County serves as a safety net for many individuals in the community through the Department of Human Services, Department on Aging, and the Department of Family Care.

Describe the characteristics of special needs populations in your community:

Housing and service needs exist for the frail elderly, those with disabilities, persons with AIDS, the homeless, victims of domestic violence, those with alcohol and drug abuse problems, and others.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing subsidies and the need for long-term case management services are needed to support those with special needs. These needs are determined in Milwaukee County by looking at the demand for specific services. There is a lengthy waiting list for rental subsidies and all of the County's case management services either have a waiting list or are at capacity.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

At the end of 2010, 3,166 persons had been reported and presumed to be living with HIV. Using CDC's estimate that 21% of persons living with HIV are unaware of their HIV status, there are approximately

4,000 people living with HIV in Milwaukee County. Milwaukee County accounts for 50% of the people reported with HIV living in Wisconsin. The case rate per 100,000 population in Milwaukee is 5.0 times higher than in Wisconsin excluding Milwaukee County. Cases in African American MSM under age 30 are driving the epidemic in Milwaukee County and, to a large extent, statewide. Young Black MSM accounted for 38% of cases with known risk exposure in Milwaukee County in 2010 compared to 6% in 2000. The number of cases among persons with known risk remained virtually the same in 2000 (96 cases) and 2010 (100 cases).

Discussion:

Milwaukee County will continue to serve special needs populations and their housing needs through various Departments.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Many community facilities in Milwaukee County suburbs (including the 16 participating members of the Urban County) were constructed prior to 1980 and are in need of major system updates.

How were these needs determined?

In a survey conducted by Milwaukee County 49% of respondents indicated that the need for public facility improvements was moderate, high, or critical. Historically, during the CDBG application period, many applications are received for public facility improvements.

Describe the jurisdiction's need for Public Improvements:

Public improvements are needed in low- to moderate- income areas to prevent blight and neighborhood decline. The ultimate goal to stabilize low- to moderate- income neighborhoods and are safe and accessible to everyone.

How were these needs determined?

In a survey conducted by Milwaukee County for the preparation of this plan, 42% of respondents indicated that repairing/replacing streets, sidewalks and street lighting was a moderate need. The highest rated activities in terms of importance for spending public dollars was to improve the condition of existing parks, public spaces, community facilities, recreational activities and handicapped accessibility. The lower ratings of importance were given to increases the numbers of parks or facilities.

Describe the jurisdiction's need for Public Services:

Milwaukee County recognizes that for the elderly, disabled, and persons with special needs to be successful in housing around the community there is a need to provide public services to assist those individuals.

How were these needs determined?

The majority (52%) of respondents in a survey conducted for this plan indicated that homeless and public service activities had a high or critical need. Activities rated for having the highest level of need were mental health services, programs that assist person with disabilities, and programs that assist youth and senior citizens.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

A variety of housing markets exist with the Urban County and HOME Consortium jurisdiction.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

Milwaukee County

Milwaukee County suburban communities are mostly made up of single-family homes, yet a variety of other housing options exist. Communities with the greatest market challenges include Cudahy, West Allis, West Milwaukee, and Shorewood.

West Allis

West Allis is a landlocked, fully developed community with an older housing stock (City established in 1906). The City's older housing stock is located on the east end of the City boundary, and the homes tend to be smaller and consist of an abundance of rental properties. Often these homes are entry level for first-time homebuyers. As a landlocked community, the City has not seen a large increase in housing units. The City of West Allis has goals of creating affordable housing units by effectively utilizing CDBG funds and supporting tax credit application for low-income elderly housing. Recent developments have preserved very low-income elderly housing and housing for low-income people with mental illness.

Housing challenges for the City of West Allis include absentee landlords and disinvestment in older homes. West Allis plans to correct these challenges, one-by-one, by promoting housing rehabilitation programs with CDBG programs for qualifying homeowners and rental properties.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	86,442	55%
1-unit, attached structure	8,348	5%
2-4 units	21,369	14%
5-19 units	19,053	12%
20 or more units	21,516	14%
Mobile Home, boat, RV, van, etc	1,328	1%
Total	158,056	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	1,771	3%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	1,471	2%	18,385	34%
2 bedrooms	19,734	21%	25,432	48%
3 or more bedrooms	74,481	78%	7,828	15%
Total	95,786	101%	53,416	100%

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Milwaukee County

The majority of housing is single-family homes with 3 or more bedrooms. As the population ages, there is a greater need to make this housing accessible and to maintain the quality of an aging housing stock. There is also a need to create more rental housing options for the elderly/disabled and for low-income households employed in suburban communities.

West Allis

The City of West Allis intends to use approximately 15% of its Federal funds to provide rehab loans to owners of single-family homes whose household income does not exceed 80% CMI, and owner-occupied duplexes whose household income does not exceed 80% CMI. Most of these families would be smaller family sizes. The City also provides home security devices to approximately 30 households/year, whose income does not exceed 80% CMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Milwaukee County

There is not a loss of affordable units expected.

West Allis

West Allis does not anticipate the loss of any affordable housing in the City.

Does the availability of housing units meet the needs of the population?

Milwaukee County

As demographics change it is expected there will be a need to create more accessible housing units in a variety of sizes and there is a need to create more suburban workforce housing.

West Allis

In spite of the West Allis's efforts, there are still population groups that have unmet housing needs, including housing units with lower and more affordable rents, and units that are safe, affordable and energy efficient. West Allis's "needs" issues most likely pertain to cost burden and crowded household units. The rent burden "issue" is due to lower incomes of the City's residents (average household income: \$44,136). The City has a high duplex housing stock, which include smaller upper units with few bedrooms, leading to the overcrowding "issue."

Describe the need for specific types of housing:

Milwaukee County

There is a need for more accessible housing, affordable owner housing and affordable rental housing.

West Allis

West Allis's northeast border is located blocks away from the Milwaukee VA Medical Center. Based on the City's Section 8 demand for VASH (veterans) vouchers and discussions with developers of veterans' housing, there appears to be a market interest in a quality and affordable veterans' development.

West Allis hasn't seen new development of affordable housing other than senior housing for several years. West Allis has a high number of affordable housing units, however, they consist of an older housing stock. New larger, and energy-efficient affordable rental units are needed in the City, as the charts above cite the need for more 3-bedroom (larger) rental units.

Discussion

Housing rehabilitation programs, architectural barrier removal programs, and rental housing rehabilitation and development continue to be needed.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The foreclosure crisis of 2008 is still impacting the Milwaukee County housing market.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,789	16.5%
\$500-999	37,378	70.0%
\$1,000-1,499	5,766	10.8%
\$1,500-1,999	926	1.7%
\$2,000 or more	557	1.0%
Total	53,416	100.0%

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,639	No Data
50% HAMFI	10,639	1,996
80% HAMFI	31,462	11,086
100% HAMFI	No Data	26,294
Total	44,740	39,376

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	535	659	828	1,056	1,142
High HOME Rent	584	703	853	1,079	1,142

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	584	686	823	951	1,062

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Milwaukee County

There is a need to have more rental housing available to low-income households. There is also an opportunity for low- to moderate- income households to become homeowners.

West Allis:

Those households at 30% or less of CMI have limited choices and often must pay more than 50% of their incomes for adequate housing. Less than 5% of the rental housing units are affordable to those households with <30% CMI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Milwaukee County

Falling home values have created a real challenge for current owners who have lost their equity in their homes and may even owe more than their home is worth. Low- to moderate-income existing homeowners will continue to struggle to make home repairs. Though values have fallen, access to credit has tightened and it still difficult for renters to transition to homeownership.

West Allis:

The lingering effects of the 2008 recession are likely to result in a continuing tight rental market, and higher rental levels. West Allis hopes to attract some homebuyers of moderate income because its home prices may be more affordable compared to surrounding communities. This may place an upward pressure on owner units for sale.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Milwaukee County

HOME rents are comparable to fair market rents and HOME funds can be used to create accessible housing, special needs housing, and quality housing for low- to moderate-income households.

West Allis

West Allis is part of the greater Milwaukee housing market and the West Allis housing is generally somewhat more affordable compared to the market elsewhere in the Milwaukee County area. For units with 3 or fewer bedrooms, the high HOME rent levels are slightly above the fair market rent levels.

Discussion

There continues to be a need to assist households with home repairs and create quality rental housing.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The majority of Milwaukee County housing stock is built prior to 1980 and has reached an age where major systems are in need of replacement.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Milwaukee County/West Allis/Wauwatosa

Substandard units are units that do not meet local code, Housing Quality Standards, or have major systems in need of replacement or systems that will be at the end of useful life in the next five years. Units are considered suitable for rehabilitation if they are structurally sound and local zoning codes allow rehabilitation that will bring the unit up to code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,816	26%	21,546	40%
With two selected Conditions	300	0%	962	2%
With three selected Conditions	20	0%	161	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	70,650	74%	30,747	58%
Total	95,786	100%	53,416	100%

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,624	6%	3,373	6%
1980-1999	13,905	15%	13,888	26%
1950-1979	46,193	48%	23,662	44%
Before 1950	30,064	31%	12,493	23%
Total	95,786	100%	53,416	99%

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	76,257	80%	36,155	68%
Housing Units build before 1980 with children present	1,430	1%	49,154	92%

Table 35 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Milwaukee County

There is a need to rehabilitate both owner and rental housing as the majority of housing within the jurisdiction is built prior to 1980.

West Allis

42% (4,864 units) of West Allis rental housing units have one selected housing condition. 31% (4,943 units) of West Allis owner-occupied housing units have one selected housing condition.

The majority of “older” homes in West Allis are located on the east side of the City (see attached jpg map: Age of West Allis Housing Stock). And the City’s highest concentrations of designated LMAs is on also on the City’s east side (see attached jpg map: West Allis LMAs).

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Milwaukee County

An estimated 109,338 housing units are at risk of containing lead-based paint hazards. Of those units, it is hard to put a number to how many units are occupied by low- to moderate- income households. It is important to note that lead hazards impact all children, no matter what the income level of the household.

West Allis

81% of West Allis rental units (9,405 units) in the City are older than 1980's construction, and are assumed to have lead based paint. 95% of West Allis owner-occupied units (14,981 units) were built prior to 1980 and may contain lead paint hazards.

Discussion

As the housing stock ages, it is important to focus resources toward rehabilitation of housing units and eliminating lead-paint hazards.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	60	2,479	71	1,943	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Milwaukee County

South Milwaukee has 60 unites of public housing, the waiting list is currently closed.

West Allis

No public housing units are located in the City of West Allis. The Community Development Authority of the City of West Allis acts as the PHA and has approval of 557 vouchers, of which 100 are VASH.

Public Housing Condition

Public Housing Development	Average Inspection Score
Parkcrest	28

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Milwaukee County

Parkcrest has been well-maintained over the years and the last HUD inspection the units scored 28 out of 30.

West Allis - NA

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Milwaukee County does not have any public housing units. South Milwaukee has 60 units.

West Allis:

All units that are under a Section 8 HAP contract and receive subsidized rent payments are required to undergo an annual Housing Quality Standard (HQS) inspection to verify that the unit meets HUD-determined living standards before the tenant is allowed to live in the unit and the owner is allowed to receive rental assistance payments from the PHA. Any unit that does not pass the HQS inspection is required to make the appropriate modifications/improvements and a follow-up inspection would be scheduled to ensure a proper living environment for the low-income household members.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Milwaukee County, the City of West Allis, and City of Wauwatosa participate in the CoC. Additionally, Milwaukee County Health and Human Services provides many services to the homeless population.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	235	0	485	237	0
Households with Only Adults	452	0	310	1,020	0
Chronically Homeless Households	0	0	43	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Data covers all of Milwaukee Count, including City of Milwaukee, from January 20, 2013 PIT Survey (page 11)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Milwaukee County offers a wide range of services to homeless persons. Many of these services are administered by Milwaukee Continuum of Care agencies and the Milwaukee County Behavioral Health Division. CoC agencies provide homeless outreach and assess individuals for their medical and mental health needs. If individuals are found to need long term case management services for a serious and persistent mental illness, referrals are made to the Milwaukee County Behavioral Health Division (MCBHD). MCBHD will conduct a person centered assessment and provide community options for individuals. Employment services are offered through the Division of Vocational Rehabilitation. Local agencies have also increased training options for individuals to become certified peer specialists to gain employment in homeless and mental health agencies.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

See attached page for matrix of agencies and services for homeless populations or whose services are directed toward the prevention of homelessness.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The largest need for supportive housing for all populations is the lack of rental subsidies available as well as the availability of units. Supportive housing units in Milwaukee County are generally at capacity. The County has assisted in the production of over 450 units of supportive housing since 2008, but the lack of additional housing choice vouchers threatens the progress in this area. Even with the production of these units, each development continues to have a waiting list showing the continued need for more supportive housing units. The County has seen a shortage in housing units for persons with alcohol or other drug addictions due to a lack of resources and specific housing models.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Milwaukee County's Behavioral Health Division has a robust case management system for those needing long term case management. These case managers collaborate with the Housing Division to assist institutions with discharge planning into appropriate housing. In 2013, the Housing Division created a Community Intervention Specialist position to work directly with the private hospital system for those individuals who did not qualify for long term support services. The Housing Division offers supportive housing options upon discharge in these situations and can offer short term rental assistance and referral services. The Division coordinates with CoC agencies when necessary to find additional resources for individuals who experience homelessness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Milwaukee County will continue its production of supportive housing for those who have special needs but are not homeless. A goal for 2014 for the Housing Division is to place 40 additional scattered-site supportive housing units in the community for those with mental health needs. Rental assistance and supportive services will be funded locally through County tax levy due to the lack of federal resources. The County will continue to fund on-site supportive services at all supportive housing developments. The Housing Division will continue to work with the development community to provide homeownership possibilities for those with disabilities.

The City of West Allis has been allocated 100 Veterans Administration Supportive Housing vouchers. The City of West Allis will continue to explore the development of a new construction mixed use commercial building that has a large number of Project Based units geared specifically towards VASH participants who may have significant barriers with regards to obtaining quality housing.

West Allis also typically funds Interfaith Older Adult Programs, the West Allis Senior Center, the Family Resource Center, and the Lilac Senior Bus with Public Service funds. All these organizations and activities provide supportive services to older adults or low-moderate income families who are in need of supportive services.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Milwaukee County as an Urban County and a HOME Consortium has the challenge of working with 18 municipalities to create affordable housing. There is a stigma that comes with affordable housing that can cause issues at the local level. Milwaukee County continues to work with municipalities on affirmatively furthering fair housing, but it is hard to reach the decision makers in the 18 communities. An affordable housing project can easily be denied at the local plan commission level, yet it is hard to reach the plan commission members in 18 jurisdictions to get these volunteers to understand what it means to affirmatively further fair housing. Milwaukee County will continue fair housing outreach and education efforts. Staff will also make a greater effort to attend local meetings and support affordable housing projects. With the negative connotation that comes with low-income or affordable housing, there needs to be a greater effort to brand this housing as workforce housing or another more positive term.

Local zoning ordinances also can post a problem for the creation of affordable housing. Milwaukee County no input into local zoning policy. Developers struggle to find locations that allow multi-family housing without the need for re-zoning or a conditional use permit. Milwaukee County can only continue to educate the leaders of communities and encourage inclusive zoning.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Milwaukee County has a diverse business activity. It is important to continue to have a workforce with needed skills to maintain current businesses and attract new businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	152	47	0	0	0
Arts, Entertainment, Accommodations	10,154	10,438	10	12	2
Construction	3,396	3,503	3	4	1
Education and Health Care Services	21,749	12,537	22	14	-8
Finance, Insurance, and Real Estate	9,610	5,708	10	6	-4
Information	2,623	1,843	3	2	-1
Manufacturing	16,394	18,202	16	21	5
Other Services	4,181	3,737	4	4	0
Professional, Scientific, Management Services	10,574	5,461	10	6	-4
Public Administration	113	17	0	0	0
Retail Trade	11,825	16,637	12	19	7
Transportation and Warehousing	4,474	6,190	4	7	3
Wholesale Trade	5,532	3,662	5	4	-1
Total	100,777	87,982	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	131,286
Civilian Employed Population 16 years and over	123,835
Unemployment Rate	5.68
Unemployment Rate for Ages 16-24	20.11
Unemployment Rate for Ages 25-65	3.84

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	32,303
Farming, fisheries and forestry occupations	5,782
Service	9,381
Sales and office	22,150
Construction, extraction, maintenance and repair	8,134
Production, transportation and material moving	6,316

Table 42 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	83,702	71%
30-59 Minutes	31,408	27%
60 or More Minutes	2,954	3%
Total	118,064	100%

Table 43 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,594	366	2,947
High school graduate (includes equivalency)	22,441	1,666	6,884
Some college or Associate's degree	32,617	1,469	6,435
Bachelor's degree or higher	43,760	1,552	6,436

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	130	302	255	1,129	2,512
9th to 12th grade, no diploma	2,143	1,659	1,627	2,935	4,207
High school graduate, GED, or alternative	5,661	5,840	7,638	17,527	15,346
Some college, no degree	8,418	7,477	6,134	15,298	6,628
Associate's degree	758	2,607	2,987	6,205	1,584
Bachelor's degree	2,047	9,475	8,687	14,821	5,225
Graduate or professional degree	214	3,432	5,313	10,089	3,704

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Milwaukee County are health care, manufacturing, retail, and finance.

Describe the workforce and infrastructure needs of the business community:

The Milwaukee County area serves as a medical hub for Wisconsin and there is a need to have an educated population to work in the medical field. Each medical campus also comes with infrastructure needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As there is an increase in technology and medical related business there is a need to train the workforce in these areas.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Young adults lack education and skills leading to higher unemployment rates. Middle-age and older adults have a higher education level and lower unemployment rate. There is a greater need among young adults for education and employment training.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Milwaukee County is home to the Milwaukee Area Technical College, University of Wisconsin Milwaukee, Medical College of Wisconsin, and numerous quality private institutions of higher education. Additionally several non-profits provide job training for low-income individuals seeking employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Milwaukee County Economic Development Department is in charge of economic development for the County overall. Housing division staff consults with Economic Development as needed. Additionally most of the 16 municipalities have an economic development staff person and a Comprehensive Plan.

Discussion

It is important to make sure low-income persons and person with disabilities have access to necessary job training to obtain and maintain employment in Milwaukee County.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Milwaukee Urban County jurisdiction has 29% of the housing stock constructed prior to 1949 and 33% of households have a housing cost burden (pay greater than 30% of income for housing expenses). Communities that exceed the jurisdiction percentages in older housing stock and households that are housing cost burdened are West Milwaukee (60%, 50%), Cudahy (35%, 37%), Shorewood (64%, 37%), and West Allis (43%, 38%). The combination of housing cost burden and older housing makes these communities at a higher risk of housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Using the entire jurisdiction as a reference point, concentration is defined as the presence of a certain group 10 percentage points greater than the jurisdiction. West Milwaukee has a concentration of bi-racial residents and Hispanic residents. Brown Deer shows a concentration of African-American residents.

What are the characteristics of the market in these areas/neighborhoods?

Brown Deer has a good housing stock that relatively new. West Milwaukee has an older housing stock with more challenges.

Are there any community assets in these areas/neighborhoods?

Both Brown Deer and West Milwaukee have a good business base and job opportunities.

Are there other strategic opportunities in any of these areas?

Both areas have good public schools.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

1	Area Name:	Milwaukee County HOME Consortium
	Area Type:	Participating Jurisdiction
	Other Target Area Description:	Participating Jurisdiction
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Milwaukee County Urban County
	Area Type:	CDBG
	Other Target Area Description:	CDBG
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Milwaukee County covers 242 square miles of land in southeastern Wisconsin and comprises 19 municipalities, including the City of Milwaukee. Milwaukee County is Wisconsin's largest county by population and is the 44th largest county in the United States. As an "Urban Entitlement" county under the CDBG program, funds are to be directed to the low-income residents of Milwaukee County's 16 municipalities that are part of the Urban County (the cities of Milwaukee, West Allis and Wauwatosa are entitlement communities under the CDBG program). Milwaukee County seat is the City of Milwaukee.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	Priority Need Name	Housing:
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	CDBG Participating Jurisdiction
	Associated Goals	Increase the supply of standard affordable housing
	Description	Maintain and improve the existing supply of rental and homeowner housing. Increase the supply of affordable housing for rental and homeowners.

	Basis for Relative Priority	Based on the data, extremely low income and low income households lack adequate and affordable housing, specifically owner housing. Notably, lower income families and elderly households are at a disadvantage and lack adequate units. According to the data, rental housing with three or more bedrooms is needed and affordable senior housing is needed.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG
	Associated Goals	Provide access to services to selected populations
	Description	Provide health and recreational services to elderly, disadvantaged; Provide recreational/educational opportunities for youth; Assist with crime awareness/drug abuse programs; Provide support services for LMI persons seeking self-sufficiency, jobs, housing counseling.

	Basis for Relative Priority	Results of survey, focus group and awareness of community needs through working with local agencies and non-profit organizations.
3	Priority Need Name	Public Infrastructure/Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG
	Associated Goals	Improve/develop infrastructure
	Description	Rehabilitation/construction of facilities for LMI services; Provide infrastructure to meet LMI needs, remove blight, improve parks.
	Basis for Relative Priority	Results of survey, focus group and awareness of community needs through working with local agencies and non-profit organizations.

4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	CDBG
	Associated Goals	Develop economy and employment
	Description	Provide technical assistance to persons starting a business; Provide financial assistance to micro-businesses to create jobs; Assist for-profit businesses to create jobs.
	Basis for Relative Priority	
5	Priority Need Name	Administration and Planning
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG Participating Jurisdiction
	Associated Goals	Effective administration/planning of CDBG program Effective administration of HOME program
	Description	Provide effective Administration/Planning of CDBG and HOME programs.
	Basis for Relative Priority	As the lead agency for the Urban County and the HOME Consortium, it is the responsibility of Milwaukee County to administer efficient, effective and compliant CDBG and HOME programs.

Table 48 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Source of income is not a protected class in Milwaukee County and it can be a challenge for clients to use assistance in the Urban County jurisdiction.
TBRA for Non-Homeless Special Needs	Rents in the suburban communities can sometimes exceed the fair market rent and payment standards, making it a challenge for tenants to use assistance in the suburbs.
New Unit Production	Credit markets are tight, making new unit production more difficult.
Rehabilitation	Decreasing home values and tight credit markets makes it difficult for owners to rehabilitate existing housing units.
Acquisition, including preservation	Though housing prices have dropped since the foreclosure crisis, it is still difficult for first-time buyers to obtain financing for homes.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Milwaukee County anticipates receiving the following CDBG and HOME resources over the next 5-Year 2014-2018 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,300,000	0	0	1,300,000	5,200,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,000,000	0	0	1,000,000	4,000,000	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Milwaukee County is fortunate that the 18 municipalities participating in the HOME program are generous in the use of Tax Incremental Financing (TIF) to make HOME rental projects possible. Often, communities put more TIF into these projects than HOME funds used.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is a new initiative for Milwaukee County to work with Housing and Municipal partners in transforming tax foreclosure properties into decent affordable housing. Each year there will be a new list of these properties to work with.

Discussion

Milwaukee County Housing will continue to strengthen partnerships with other County departments and municipalities to leverage funds.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MILWAUKEE COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	
Milwaukee County Continuum of Care	Government	Homelessness	Other

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Various parts of the homeless system experience different rates of utilization. Beds for individuals in permanent supportive housing experience the highest rate of utilization at 97%, the lowest rate of utilization is for beds serving families in transitional housing at 80% (WIHMIS, Dec. 2012 report)

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Milwaukee County Housing has staff dedicated to assisting homeless persons and special needs populations using various funding sources. CDBG will be used for mental health services and employment services for special needs population.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Some of the strengths of the Milwaukee COC system include: The system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services. The system

continues to serve about 780 new individuals and children each quarter. The Point in Time count of unsheltered has decreased from 148 households without children in 2009 to 82 households in 2013. The PIT count of unsheltered has decreased from 72 households (with at least one child) to 5 households in 2013.

Some of the current weaknesses or gaps in the shelter system include the following:

1. Agencies continue to experience a shortage of funds and other resources to meet current needs and successfully help households move into better quality of life situations and into permanent housing.
2. The highest demand relative to capacity (utilization rate) is for individuals in permanent supportive housing. This suggests a subsector of the system that needs additional beds and

services, or a more effective effort to work with those residents to move them more quickly into non-supported permanent housing.

3. The number and percentage for those "living in a place not meant for human habitation" has increased to about 50% of individuals of "homeless before program entry" compared to those coming from emergency shelter, transitional housing or safe haven (PTI, 2013, p.21)

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Milwaukee County, the City of West Allis, and the City of Wauwatosa will continue to participate in the CoC working toward improving service delivery.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of standard affordable housing	2014	2018	Affordable Housing	Milwaukee County Urban County Milwaukee County HOME Consortium	Housing:	CDBG: \$1,300,000 HOME: \$4,500,000	Rental units constructed: 42 Household Housing Unit Rental units rehabilitated: 42 Household Housing Unit Homeowner Housing Rehabilitated: 107 Household Housing Unit Direct Financial Assistance to Homebuyers: 83 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide access to services to selected populations	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	Milwaukee County Urban County	Public Services	CDBG: \$975,000	Public service activities other than Low/Moderate Income Housing Benefit: 4290 Persons Assisted
3	Improve/develop infrastructure	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Public Infrastructure/Facilities	CDBG: \$1,300,000	
4	Develop economy and employment	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Economic Development	CDBG: \$1,625,000	Jobs created/retained: 1300 Jobs Businesses assisted: 163 Businesses Assisted
5	Effective administration/planning of CDBG program	2014	2018	CDBG Administration	Milwaukee County Urban County	Administration and Planning	CDBG: \$1,300,000	
6	Effective administration of HOME program	2014	2018	HOME administration	Milwaukee County HOME Consortium	Administration and Planning	HOME: \$500,000	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of standard affordable housing
	Goal Description	Provide rental assistance; provide new rental units; Rehab affordable rental units; rehab owner-occupied housing; Provide accessible housing for physically disabled; promote ownership, including for those with disabilities.

2	Goal Name	Provide access to services to selected populations
	Goal Description	Provide health and recreational services to elderly, disadvantaged; Provide recreation/education opportunities for youth; Assist crime awareness/drug abuse programs; Provide support services for LMI persons seeking self-sufficiency, jobs, housing counseling.
3	Goal Name	Improve/develop infrastructure
	Goal Description	Rehab/construct facilities for LMI services; Provide infrastructure to meet LMI needs, remove blight, improve parks
4	Goal Name	Develop economy and employment
	Goal Description	Provide technical assistance to persons starting a business; Provide financial assistance to micro-businesses to create jobs; Assist businesses to create jobs.
5	Goal Name	Effective administration/planning of CDBG program
	Goal Description	Provide effective administration/planning of CDBG program.
6	Goal Name	Effective administration of HOME program
	Goal Description	Provide effective administration and planning of the HOME program

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Milwaukee County strives to provide affordable housing to at least 40 households per year.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Project-based voucher have been used for accessible housing and any future use of project-based vouchers will be focused on accessible units.

Activities to Increase Resident Involvements

Annual Resident Advisory Board meetings are held and Milwaukee County seeks input of program participants.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Milwaukee County as an Urban County and a HOME Consortium has the challenge of working with 18 municipalities to create affordable housing. There is a stigma that comes with affordable housing that can cause issues at the local level. Milwaukee County continues to work with municipalities on affirmatively furthering fair housing, but it is hard to reach the decision makers in the 18 communities.

An affordable housing project can easily be denied at the local plan commission level, yet it is hard to reach the plan commission members in 18 jurisdictions to get these volunteers to understand what it means to affirmatively further fair housing. Milwaukee County will continue fair housing outreach and education efforts. Staff will also make a greater effort to attend local meetings and support affordable housing projects. With the negative connotation that comes with low-income or affordable housing, there needs to be a greater effort to brand this housing as workforce housing or another more positive term.

Local zoning ordinances also can post a problem for the creation of affordable housing. Milwaukee County no input into local zoning policy. Developers struggle to find locations that allow multi-family housing without the need for re-zoning or a conditional use permit. Milwaukee County can only continue to educate the leaders of communities and encourage inclusive zoning.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Milwaukee County will continue to work with its 18 municipal partners to affirmatively further fair housing through outreach, education, and enforcement.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Milwaukee County will continue to fund agencies to provide homeless outreach services and provide shelter services. Through its goal of creating additional supportive housing units, Milwaukee County will

be able to reduce homelessness and provide necessary on-site supportive services to ensure that individuals can maintain permanent housing and not return to homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Milwaukee County will continue to fund local emergency shelters and transitional housing programs. The County will continue to be an active participant in the Milwaukee Continuum of Care and will take recommendations from the Shelter Task Force on future funding opportunities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Through its collaboration with the Milwaukee Continuum of Care, Milwaukee County will participate in the Coordinated Entry system that is being planned as an access point to receiving housing and services for homeless individuals and families. Coordinated Entry will assist in a reduction in the amount of time that homeless individuals and families experience homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Milwaukee County will prioritize funding for staff to assist individuals in finding permanent housing when they are released from an institution. The County will also continue to coordinate services with all Milwaukee Continuum of Care agencies to ensure there are no gaps in housing or services.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Milwaukee County is working to reduce potential lead-based paint hazards. The Consolidated Plan outlines a 5 year strategy to reduce lead-based paint hazards, which includes the following steps:

- Continue to educate program participants on lead-paint hazards and provide each client “Protect Your Family from Lead in Your Home” or “Renovate Right”.
- Continue to have program staff licensed by the State of Wisconsin as Lead Risk Assessors.
- Provide home rehabilitation clients with lead risk assessments (except for emergency repairs and architectural barrier removal).
- Provide grants to rehabilitation loan clients to address lead-paint hazards.
- Require any contractor disturbing a painted surface be licensed with the State of Wisconsin as a Lead-Safe renovator and when necessary as a Lead Abatement Contractor.

How are the actions listed above related to the extent of lead poisoning and hazards?

The supply of lead-safe housing will be increased.

How are the actions listed above integrated into housing policies and procedures?

Milwaukee County will continue to ensure that:

Rehabilitation Programs

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed activities are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk assessment, paint testing, lead hazard reduction and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk Assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart J and Wisconsin Administrative Code DHS 163.
- Required notices regarding lead-based paint evaluation presumption, and hazard reduction are provided to occupants and documented.

Tenant Based Rental Assistance

- Applicants for assistance receive adequate information about lead-based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- Prior to occupancy when children under 6 are present, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart M.
- The renter receives the required lead-based paint pamphlet and notices.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Milwaukee County Consolidated Plan identifies two strategies for reducing the number of families with incomes below the poverty level. Job Creation for Low Income Persons: Fund activities that support micro-enterprise development; Fund activities that develop the workforce and connect people to jobs; Enforce regulations requiring the participation of low income persons on CDBG funding activities. Delivery of Public Service Programs: Milwaukee County will continue to provide a broad array of public services not only through its funding of CDBG activities, but allow through its provision of support services for low income people, the elderly, and people with disabilities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Regionally the Southeast Wisconsin Regional Plan Commission has a Year 2035 Regional Housing Plan that Milwaukee County participates in and attempts to coordinate poverty reducing goals, programs, and policies with affordable housing.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All Community Development Block Grant (CDBG) and HOME sub-recipients sign binding contracts that enumerate program requirements. The Housing Division will monitor its grant recipients for compliance with specific program requirements, including applicable federal requirements, such as handicapped accessibility, fair housing, lead-based paint, and Davis-Bacon. In addition, the Housing Division will monitor in the areas of general management, financial management, eligibility determinations, nondiscrimination, program outreach, timely reporting, coordination with other programs, and inspection of completed units. Staff will utilize HUD published monitoring exhibits to conduct on-site monitoring visits. Sub-recipients will be monitored based on a risk analysis taking into account the following.

- Experience, new sub-recipients will be monitored.
- Amount, the larger the award the more likely the sub-recipient will be monitored.
- Past performance, sub-recipients with past findings will more likely be monitored.
- Audit, sub-recipients with audits showing findings or concerns will more likely be monitored.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Milwaukee County anticipates receiving the following CDBG and HOME resources over the next 5-Year 2014-2018 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,300,000	0	0	1,300,000	5,200,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,000,000	0	0	1,000,000	4,000,000	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Milwaukee County is fortunate that the 18 municipalities participating in the HOME program are generous in the use of Tax Incremental Financing (TIF) to make HOME rental projects possible. Often, communities put more TIF into these projects than HOME funds used.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is a new initiative for Milwaukee County to work with Housing and Municipal partners in transforming tax foreclosure properties into decent affordable housing. Each year there will be a new list of these properties to work with.

Discussion

Milwaukee County Housing will continue to strengthen partnerships with other County departments and municipalities to leverage funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of standard affordable housing	2014	2018	Affordable Housing	Milwaukee County Urban County Milwaukee County HOME Consortium	Housing:	CDBG: \$130,000 HOME: \$900,000	Rental units constructed: 8 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 21 Household Housing Unit Direct Financial Assistance to Homebuyers: 17 Households Assisted
2	Provide access to services to selected populations	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	Milwaukee County Urban County	Public Services	CDBG: \$208,676	Public service activities other than Low/Moderate Income Housing Benefit: 858 Persons Assisted
3	Improve/develop infrastructure	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Public Infrastructure/Facilities	CDBG: \$260,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Develop economy and employment	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Economic Development	CDBG: \$200,000	Jobs created/retained: 260 Jobs Businesses assisted: 33 Businesses Assisted
5	Effective administration/planning of CDBG program	2014	2018	CDBG Administration	Milwaukee County Urban County	Administration and Planning	CDBG: \$278,235	
6	Effective administration of HOME program	2014	2018	HOME administration	Milwaukee County HOME Consortium	Administration and Planning	HOME: \$100,000	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of standard affordable housing
	Goal Description	
2	Goal Name	Provide access to services to selected populations
	Goal Description	
3	Goal Name	Improve/develop infrastructure
	Goal Description	
4	Goal Name	Develop economy and employment
	Goal Description	
5	Goal Name	Effective administration/planning of CDBG program
	Goal Description	
6	Goal Name	Effective administration of HOME program
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Milwaukee County 2014 Annual Action Plan (Action Plan) is the First Annual Action Plan of the Milwaukee County Consolidated Plan (2014-2018). The Consolidated Plan describes strategies that address the need for affordable housing, supportive housing for special needs populations, homeless shelters and prevention, economic development, infrastructure improvements, and public services in the Milwaukee County jurisdiction. This Action Plan presents programs, activities, and resources for Program Year 2014 (January 1, 2014 to December 31, 2014) that addresses the needs and objectives identified in the five-year Consolidated Plan.

#	Project Name
1	Housing
2	Public Services
3	Public Facilities
4	Economic Development
5	CDBG Program Administration
6	HOME Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing
	Target Area	Milwaukee County Urban County Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	CDBG: \$2,600,000 HOME: \$894,436
	Description	Rehab owner-occupied housing; Provide minor rehab/accessibility for renter and owner-occupied housing; Provide new rental units; Rehab affordable rental units; Provide assistance for home ownership; Provide security deposit assistance under TBRA
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 60 households assisted will be very low- and extremely low- income. All other households will be low-income. The majority of families will be female-headed and a high percentage will likely be elderly.
	Location Description	Programs take applications and serve household on a first-come, first-served basis. Addresses are entered into IDIS once an environmental review is complete and the applicant is approved.
2	Planned Activities	Rehab owner-occupied housing; Provide minor rehab/accessibility for renter and owner-occupied housing; Provide new rental units; Rehab affordable rental units; Provide assistance for home ownership; Provide security deposit assistance under TBRA
	Project Name	Public Services
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services
	Funding	CDBG: \$195,000
	Description	Provide health and recreational services to the elderly, disadvantaged; Provide support services for LMI persons seeking self-sufficiency, jobs, housing counseling.

	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	858 Extremely low, very low, low, moderate income
	Location Description	
	Planned Activities	Provide health and recreational services to the elderly, disadvantaged; Provide support services for LMI persons seeking self-sufficiency, jobs, housing counseling.
3	Project Name	Public Facilities
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$260,000
	Description	Rehab/construct facilities for LMI services; Provide infrastructure to meet LMI needs, remove blight, improve parks
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Economic Development
	Target Area	Milwaukee County Urban County
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	CDBG: \$325,000
	Description	Provide TA to persons starting a business; Provide financial assistance to micro-businesses to create jobs
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide TA to persons starting a business; Provide financial assistance to micro-businesses to create jobs
5	Project Name	CDBG Program Administration
	Target Area	Milwaukee County Urban County
	Goals Supported	Effective administration/planning of CDBG program
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$260,000
	Description	
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	HOME Administration
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Effective administration of HOME program
	Needs Addressed	Administration and Planning
	Funding	HOME: \$100,000
	Description	
	Target Date	12/31/2014
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
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1 Supervisor Patricia Jursik, Chairperson,
2 From the Committee on Economic and Community Development, reporting on:

3

4

File No. 13-745

5

6 (ITEM) From the Director, Department of Health and Human Services,
7 requesting authorization to allocate anticipated 2014 Community Development Block
8 Grant (CDBG) funding.

9

10

A RESOLUTION

11

12 WHEREAS, as part of the annual Community Development Block Grant (CDBG)
13 process, all applicants were invited to attend a public hearing and to present their
14 proposals to the Economic and Community Development Committee on September 16,
15 2013; and

16

17 WHEREAS, for 2014, a review process was put in place by staff to objectively
18 rank projects based on a scoring system to make final recommendations and a panel
19 was arranged to score each project based on this system; and

20

21 WHEREAS, once the County Board approves the projects, the 2014 Annual Plan
22 will be published for comment for 30 days, as required, then any public comments will
23 be incorporated into the final 2014 Annual Plan which will be submitted to the Federal
24 Department of Housing and Urban Development (HUD) for approval by November 15,
25 2013; and

26

27 WHEREAS, the 2014 Milwaukee County CDBG allocation totals \$1,391,173; and

28

29 WHEREAS, twenty percent of the anticipated 2014 allocation can be used for
30 administration (\$278,235); and

31

32 WHEREAS, fifteen percent of the total funds can be set aside for public service
33 projects (\$208,676); and

34

35 WHEREAS, the allocation continues to be split between at large competitive
36 projects and municipal projects; and

37

38 WHEREAS, although the municipal projects were not scored and ranked for the
39 purpose of this report, they are included to show the complete allocation; and

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41 WHEREAS, if projects are not able to provide specific documentation that they
42 are serving the Milwaukee County CDBG jurisdiction and that they are serving low-to-
43 moderate income individuals, Milwaukee County will not be able to provide
44 reimbursement per HUD regulations; and

45

46 WHEREAS, in no case will program expenditures exceed available revenue;
47 now, therefore,

48

49 BE IT RESOLVED, the County Board of Supervisors authorizes the Director,
50 Department of Health and Human Services, or his designee, to allocate the total
51 anticipated 2014 Community Development Block Grant funds to the following projects:

52

County-wide Projects	Public Service	Non Public Service	Application Score
Metropolitan Milwaukee Fair Housing Council	\$34,780		300
Hope House of Milwaukee – Supportive Housing Services	\$44,780		297
Jewish Family Services – Peer Support	\$24,778		290

Wisconsin Women's Business Initiative Corporation – Microenterprise		\$53,361	292
Milwaukee County Housing, Emergency Home Repair		\$120,000	290
Milwaukee County Housing, Architectural Barrier Removal		\$40,000	290
Grand Avenue Club -- Employment		\$100,000	286
Hunger Task Force – Water Distribution		\$52,560	286
Human Concerns – Electrical Upgrades		\$20,000	282
Milwaukee County Parks – Sheridan Park		\$66,210	282
At large total	\$104,338	\$452,131	\$556,469

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Suburban Set-Aside Projects	Public Service	Non Public Service
Brown Deer – Senior Club	\$9,933	
Cudahy – Property Maintenance	\$6,319	
Cudahy -- Interfaith	\$5,176	
Franklin – Senior Travel	\$8,643	
Greendale – Adult Program Services	\$10,200	
Greenfield – Senior Services Staff	\$11,194	
Interfaith Senior Program (various municipalities)	\$25,533	

Shorewood – Senior Resource Center	\$8,340	
St. Francis – Code Compliance	\$10,000	
West Milwaukee – Community Center Maintenance	\$9,000	
Cudahy – Americans with Disabilities Act (ADA) Accessibility		\$45,835
Franklin – Senior Dining Americans with Disabilities Act (ADA) Fire Alarm		\$45,538
Glendale – Sidewalk Replacement		\$24,127
Greendale – Historical Society		\$28,731
Greenfield – Farmers Market		\$41,343
Shorewood – Home Repair with Milwaukee County		\$10,000
Shorewood – Alley Repair		\$13,903
South Milwaukee – Senior Center Energy Project		\$52,362
St. Francis – Trail Project Phase II		\$43,096
St. Francis – Sidewalk and Ramp Project		\$28,731
West Milwaukee – Community Center Exterior		\$71,826
WWBIC (Oak Creek) – Business Development		\$46,639
Suburban Total	\$104,338	\$452,131
TOTAL – Public and Non-Public Service (not including administration)		\$1,112,938
Total Allocation from Department of Housing and Urban Development (HUD) including reallocation	\$1,391,173	
Administration cap per regulation, 20%	\$278,235	
Public service cap per regulation, 15%	\$208,676	

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(ITEM) From the Director, Department of Health and Human Services, requesting authorization to allocate anticipated 2014 HOME funding, by recommending adoption of the following:

A RESOLUTION

WHEREAS, the HOME program was born out of the National Affordable Housing Act of 1990 and was a spin-off of the Community Development Block Grant Program; and

WHEREAS, Milwaukee County, as a designated Urban County, is part of a HOME Consortium with West Allis and Wauwatosa; and

WHEREAS, County Board approval of the recommendations for the 2014 HOME funding, anticipated to be \$876,106 and \$300,000 in program income, is required to complete the 2014 Annual Action Plan, which is due to the United States Department of Housing and Urban Development by November 15, 2013; and

WHEREAS, all recommended HOME projects fit the priorities and objectives of the five year Milwaukee County Consolidated Plan; and

WHEREAS, all Milwaukee County HOME funds must be spent outside the City of Milwaukee; and

WHEREAS, the Wauwatosa and West Allis Consortium member shares are set aside based on their “hold harmless” amounts of 5.6% and 22.8% respectively; now, therefore,

BE IT RESOLVED, the County Board of Supervisors authorizes the Director, Department of Health and Human Services, or his designee, to allocate 2014 HOME funds to the following categories:

Administration (10% cap)	\$117,611
Community Housing Development Organization (CHDO) Set Aside	\$131,416
Wauwatosa	\$49,062
West Allis (including West Allis program income)	\$299,752
Home Repair Loans	\$200,000
Down Payment Assistance	\$158,000
Tenant-Based Rental Assistance	\$50,000
Rental Development	\$170,265
	\$1,176,106

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